



QUARTERLY NEWS

NEW INTERNATIONAL BUILDING CODE BECOMES EFFECTIVE JULY 1, 2004

BACKGROUND: The new 2003 International Building, Fire, & Mechanical Codes represent the most significant building code changes in recent history. These changes incorporate construction methods and materials used throughout the nation, reference the most recent developments in construction sciences, and eliminate code requirements determined to be unwarranted. The International Building, Fire and Mechanical Codes have already been adopted at the state level. The new International Codes will replace the Uniform Building Codes and become effective on July 1, 2004. Executive-proposed local amendments are now before the Metropolitan King County Council.

INTERNATIONAL BUILDING CODE

CHANGES: In order for permit applications to be reviewed pursuant to the 1997 Uniform Building Code, they must be submitted through an intake appointment with DDES by June 30, 2004. Customers who wish to submit applications prior to July 1, 2004 based on the new International Building Code can do



The International Building Code becomes effective on July 1, 2004.

so on or after June 1, 2004, upon request. However, these permits will not be issued prior to July 1.

The following code changes, specific to the International Building Code (IBC), need to be considered by design professionals working in unincorporated King County:

Stairways: The maximum riser has decreased to 7-3/4" and the minimum run/tread has increased to 10" for single family residential stairways. A handrail is not required on stairs of less than four risers for residential stairs.

Residential Fire Separation: Fire wall construction and opening protection in walls separating a single family residence from a private garage have been reduced in the International Residential Code (IRC).

Continued on Page 2

In This Issue

NEW INTERNATIONAL BUILDING CODE BECOMES EFFECTIVE JULY 1, 2004	1
INTERNATIONAL BUILDING CODE UPDATE AND BASICS	3
DDES OFFERS SPRING WORKSHOP ON THE RESIDENTIAL PERMIT PROCESS.....	3
EXECUTIVE TRANSMITS CRITICAL AREAS ORDINANCES TO COUNCIL.....	4
EXECUTIVE-PROPOSED 2004 COMPREHENSIVE PLAN UPDATE TRANSMITTED TO KING COUNTY COUNCIL.....	6
COTTAGE HOUSING – A CLOSER LOOK	7
QUESTIONS – JUST ASK US	8

NEW INTERNATIONAL BUILDING CODE BECOMES EFFECTIVE JULY 1, 2004, CONTINUED

Continued from Page 1

Foundation Table for Residential Construction:

The IRC contains several new tables that may be used in the design of residential foundations. Based on these changes, King County is proposing a significant update to its prescriptive foundation table, which has been in use for over 25 years.

Sprinkler Requirements: For most building types, thresholds triggering fire sprinkler installation have been reduced. For single family residences, applicants may design to the standards of the International Building Code (IBC) or the International Residential Code (IRC). If single family homes are designed to IBC standards, sprinklers are required under all conditions. If designed to IRC standards, sprinklers may be required, depending on water availability, fire flow, fire department access and steep slopes.

Seismic and Wind Design: There are numerous changes in both the prescriptive and engineered approaches to structural design. The IRC provides a high level of detail on construction requirements for non-engineered buildings. For engineered designs, King County strongly recommends that design professionals access the educational resources noted below.

Fire Wall Separations: The IBC has made significant changes in both the terminology, scoping and construction requirements for fire resistive construction. Occupancy separation wall and area separation wall concepts have been dropped in favor of fire barriers and fire walls. While there is some similarity between the UBC and IBC provisions for fire separations, this code section, IBC Chapter 7, requires a careful reading to determine appropriate use.

Allowable Area: Chapter 5 of the IBC significantly revises and increases the basic allowable building area based on occupancy and type of construction. Also included are significant changes in the methods to increase the allowable area and account for mixed occupancy buildings.

Occupancy Classifications: While most general occupancy classifications remain unchanged, a new approach is provided to recognize areas/uses of the building that may be considered incidental or accessory.

Exiting Requirements: Under the IBC, travel distance and the use of the space is often the determining factor in the location and number of exits required from a room or building, rather than primarily the occupant load as determined by the UBC. Travel distance will be determined by the actual path of travel, taking into account location of furniture and partitions rather than a straight line approach specified under the UBC.

Accessibility: The state has dropped the separate state requirements for accessibility and now uses the IBC Chapter 11 with state amendments and other recognized national standards.

STUDYING THE NEW CODES: Several professional organizations are offering educational seminars on the new International Building Codes. These include:

- The Washington Association of Building Officials (WABO). Customers can register on line at <http://www.wabo.org/>, or call 888-664-9515.
- The International Code Council (ICC). Customers can register on line at: <http://www.iccsafe.org/>, or call the Bellevue office at 800-231-4776.
- The Building Industry Association of Washington. Customers can register on line at <http://www.biaw.com/education>.
- The American Association of Architects (AIA). Customers can register on line at <http://www.aiaseattle.org>, or call 206-448-4938.
- The Structural Engineers Association of Washington (SEAW). Customers can register on line at <http://www.seaw.org>.

Finally, several community colleges offer construction classes, which include instruction on the new codes. You also may wish to contact an architect registered in the State of Washington for assistance. The International Building Codes may be purchased directly from the ICC, WABO or larger bookstores.

For additional information, please contact Chris Ricketts, Permit Center Supervisor and Building Official at 206-296-6750 or Ken Dinsmore, DDES Special Projects at 206-296-7089.

INTERNATIONAL BUILDING CODE UPDATE AND BASICS

SUBMITTING REVISED PLAN REGISTERS

DESIGN CRITERIA: Due to significant changes contained in the new codes and in recognition that many DDES registers have not been updated since 1998, DDES is requiring that all registered plans be revised for compliance with new International Codes.

New to the Washington State Building Code is a stand-alone residential code. This is the International Residential Code for one and two-family dwelling units. This code is designed to place all of the codes pertaining to residential construction into a single volume. **Table R301.2(1) in the new Code specifies the local design criteria required to complete design plans.**

SUBMITTING REVISED PLANS: Registered plans may be submitted either by making an appointment with the DDES Permit Center at 206-296-6797, or by drop-off. In either case, the following information is required:

- Two complete plan packages, including energy and structural calculations if appropriate;
- A cover sheet, available via the DDES reception desk;
- A completed basic card, available via the DDES reception desk; and

- A fee deposit: \$1,275 for a residence and \$220 for a stand-alone garage. For pool registers, please contact the DDES reception desk at 206-296-6797 to determine the appropriate fee.

Customers anticipating a submittal of several registers at once should contact the DDES Permit Center at (206) 296-6797 to schedule a drop-off time.

CRITICAL DATES: DDES no longer accepts registers designed according to the 1997 Uniform Building Code (UBC). Critical dates for revised plan and permit application submittals include:

- As of April 1, 2004, DDES began accepting registers designed to the new IBC codes.
- June 30, 2004 is the final day to submit applications for Basic permits, based on registers approved to the 1997 codes.
- July 1, 2004 is the first day to submit applications for Basic permits based on registers approved to the new IBC code.

For additional information, please contact Kenneth Dinsmore, DDES Special Projects at 206-296-7089.

DDES OFFERS SPRING WORKSHOP ON THE RESIDENTIAL PERMIT PROCESS

On May 7, 2004, DDES is offering a workshop for interested customers and stakeholders on the residential permit process. The workshop will run from 8:00 am until 12:30 pm and will cover:

- An summary of potential permit application review stations;
- A review of the septic system approval process at Seattle-King County Public Health;
- An overview of the residential inspections process;
- Tips on how to submit quality application materials and avoid costly mistakes;
- A review of DDES permit processing initiatives pertaining to residential development, including the Project Manager Program, pre-

construction meetings, critical areas designations and the Preferred Consultant Program;

- Discussion on critical areas and how they can affect a proposal; and
- A briefing on the Residential Basics program.

The workshop will be held in the Master Builders Association offices at 335 116th SE in Bellevue. The cost will be \$15. **Registration is available online via the DDES Web site at www.metrokc.gov/ddes, and can also be done by calling Wendy Gallagher at DDES at 206-296-7218.**

For additional information, please contact Paula Adams, DDES Communications Director, at 206-296-6682.

EXECUTIVE TRANSMITS CRITICAL AREAS ORDINANCES TO COUNCIL

BACKGROUND: The Growth Management Act (GMA) specifically directs the county to designate and protect critical areas. In doing so, the county must consider the best available science and must give special consideration to anadromous fisheries. King County is required by state law to update its critical area regulations by December 1, 2004. On March 1, 2004, Executive Sims transmitted the proposed Critical Areas Ordinances to the Metropolitan King County Council. This occurred after an extensive public review process and after significant changes were made to the draft ordinances, based on public comment.

APPROACH: The proposed ordinances move King County in a new direction in protecting environmental quality in that King County would not entirely rely on prescriptive regulations. Since each parcel of property is different, uniform regulations do not always provide the appropriate level of environmental protection on a given site. In some cases, prescriptive regulations may be overly protective; in others they may be insufficient.

Among the regulatory options the ordinances provide:

- Rural residential property owners, with assistance of the county, could prepare a stewardship plan that sets site specific standards for buffers and clearing and other stewardship measures that will protect critical areas.
- Farmers and livestock owners could prepare a farm management plan implementing best management practices and other measures that replace standard buffers and other regulatory requirements.
- Mitigation options would be expanded, recognizing that better environmental benefits may result from using wetland mitigation banks and similar programs.
- Property owners could propose alternatives to standard wetland or aquatic area buffers when they simultaneously restore degraded buffers.

The proposed ordinances also balance multiple growth management objectives in a way that would protect the quality of life for all King County residents. Urban area residents would see an increase in environmental protection, but in a way that would not cause unnecessary reductions in the land supply affecting housing



King County is required by state law to update its critical areas regulations by Dec. 1, 2004.

prices. Rural area residents would have more assurance that the character of the rural area will be protected. Farmers also would gain additional flexibility, thus promoting a viable agricultural economy. Finally, regulatory consistency would be established between King County and Washington State governments, benefiting both large and small timberland owners.

SUMMARY OF ORDINANCES:

STORMWATER CODE:

- The thresholds for triggering drainage review are reduced. This will address problems that result from the cumulative effects of small projects on the stormwater management system.
- The thresholds for requiring use of flow control and water quality facilities is also reduced. These measures will provide better water quality protection and impacts of runoff on streams.
- The amount of impervious surface allowed on rural residential property is limited. This requirement, when combined with clearing restrictions, will help to protect the health of rural basins.

CLEARING AND GRADING CODE:

- Expands existing clearing restrictions which exist in Bear Creek and Issaquah Creek basins to all rural areas. These clearing restrictions will help maintain water quality and protect

Continued on page 5

EXECUTIVE TRANSMITS CRITICAL AREAS ORDINANCES TO COUNCIL, CONTINUED

Continued from Page 4

habitat in rural areas and protect against future flooding problems.

- Removes an existing requirement for a clearing and grading permit for agricultural drainage maintenance. The county permit duplicates a permit required by the state.

ZONING AND CRITICAL AREAS CODE:

- Creates a rural stewardship program that allows rural property owners to protect critical areas on their property through a property specific plan.
- Allows farmers who prepare farm management plans to expand their agricultural operations through the use of best management practices and other measures.
- Adopts the state wetland classification system and increases buffers on wetlands. Buffers in urban areas are smaller than in rural areas. An additional incentive is provided for the construction of affordable housing.

- Adopts the state water typing system for streams and other water bodies and increases buffers. Buffers in the urban areas are smaller than rural areas.
- Adds protection of wildlife, as identified in the King County Comprehensive Plan.
- Adds protection for critical aquifer recharge areas through limitations on the type of development that is allowed in areas with sole source aquifers and in wellhead protection areas.

For additional information on the Executive-proposed ordinances, fact sheets on specific components can be accessed via the DDES Web site, at **www.metrokc.gov/ddes**. Simply open the HOT TOPICS menu and click on CRITICAL AREAS/TITLE 9.

The ordinances are currently being reviewed in the Growth Management and Unincorporated Areas Committee. The package should pass out of committee by July of this year, and the full Council is expected to act on the proposal this Fall. **For additional detail on the council process, log on to www.metrokc.gov/mkcc/cao/index.htm.**

KING COUNTY IMPROVES ONLINE PROPERTY RESEARCH TOOLS

King County's GIS Center and the Department of Development and Environmental Services have collaborated the last several years in developing and offering online property research tools. Two online services, iMAP and the Parcel Viewer, have recently seen improvements in usability and the amount of information offered. Both iMAP and the Parcel Viewer offer zoning, district information, valuation and permit information for a given parcel. While the Parcel Viewer is somewhat easier for the layperson to use, iMAP does offer the ability to generate custom maps showing rivers and lakes, a range of sensitive area features, and a variety of points of interest such as hospitals, libraries, schools and airports.

The Parcel Viewer is now easier to use than ever. Screens have been arranged for readability, and data is accessed much more intuitively. District reports within the Parcel Viewer now offer transportation concurren-

cy information, as well as locator maps showing the location of any given parcel within King County.

The King County GIS Center is currently conducting usability studies on iMAP, during which laypersons are asked to perform a variety of mapping tasks. Feedback from these studies will be used to improve the ease with which customers can retrieve mapping data.

To access either iMAP or the Parcel Viewer, simply log on to the main DDES Web site at **www.metrokc.gov/ddes**. Click the PROPERTY RESEARCH button, then click on GIS PROPERTY SEARCH.

For additional information, please contact George Horning in King County GIS at 206-263-4801, or Adam Cabrera in the DDES GIS section at 206-296-6629.

EXECUTIVE-PROPOSED 2004 COMPREHENSIVE PLAN UPDATE TRANSMITTED TO KING COUNTY COUNCIL

BACKGROUND: On March 1 Executive Sims transmitted the 2004 King County Comprehensive Plan update to the Metropolitan King County Council. This update meets the King County Code requirement for a four-year review of the Comprehensive Plan and the state's 10-year review of the Urban Growth Area.

In the 10 years since passage of the state Growth Management Act, growth in rural areas has dropped from twelve percent of the countywide total to approximately four percent. More than 83,000 housing units have been built, nearly all of them in the Urban Growth Area. While the 1994 Comprehensive Plan focused on preserving rural and natural lands, the 2004 update gives landowners options and opportunities to support rural and agricultural lifestyles. This Plan also establishes tools for developing more vibrant urban communities, while still meeting the overall goal of minimizing environmental impacts.

URBAN STRATEGY: Specific details within the Executive's proposed 2004 Comprehensive Plan Update for the urban area include:

- Urban centers designed to support public transportation and pedestrian networks.
- The Green Building Initiative that establishes policies to encourage and promote use of sustainable practices for all county-built structures, and also recommends green building practices for the private sector.
- Cottage housing (small detached housing in clusters around a central green) is allowed, accommodating the needs of single-person households, and households without children, the two fastest growing segments of King County's population (see article on page 7).
- Promoting annexation of unincorporated urban islands into respective cities.
- King County's Transportation Concurrency Management Program is strengthened by two changes: 1) the methodology for determining congestion levels will consider travel time rather than traffic volumes; and 2) acceptable levels of service that will be defined by greater afternoon peak congestion in urban areas and reduced congestion in rural areas.

RURAL STRATEGY: Specific details within the Executive's proposed 2004 Comprehensive Plan Update for the rural area include:

- Allowing farmers markets and limited processing of crops within agricultural areas, bringing support service businesses directly to the agricultural community. Examples include storage and refrigeration facilities or small machine repair.
- Home businesses would be allowed more storage and parking.
- Incorporating the King County Parks and Recreation business plan, shifting King County park facilities to a regional system of open space, parks, trails, natural ecological areas and working resource lands.
- The use of exempt wells for subdivisions would be limited to one per six houses, with additional wells allowed only if flow is insufficient to serve six houses.

PROPOSED LAND USE AND AREA ZONING

AMENDMENTS: This plan does not propose any major changes to the urban growth area boundary. There are nine land use and area zoning amendments that propose revisions based on changed circumstances. The proposals include:

- Adding 120 acres to the urban growth area north of Willows Road, with more than fifty percent of the property designated as an urban separator.
- Reducing the Redmond Ridge development by adding 120 acres to the Rural Area.
- Adding all of Redmond's Perego Park to urban growth area.
- Adding the fourth corner of a commercial area near Cottage Lake to the Neighborhood Business designation.
- Adjusting the properties included in the East Renton urban separator.
- Adding the Enumclaw Golf Course to the urban growth area.
- Adjusting the boundaries of the Cougar Mountain Regional Park, increasing the acreage of the park.

Continued on page 7



COTTAGE HOUSING – A CLOSER LOOK

Within the Executive's proposed 2004 Comprehensive Plan Update, cottage housing units would be allowed in R4-R8 zones in clusters of three to 16 units. Each structure would be limited in size to no more than 1,200 total square feet, with a footprint of no greater than 900 square feet.

A majority of the units would be clustered around a common green space, and at least 250 square feet of common green space will be required per cottage unit. Because of their small size, twice as many cottage units would be allowed in place of regular sized homes. However, limitations on structure height, fences, setbacks and parking would promote compatibility with adjacent residential developments. In addition, cottage housing developments with an acreage

greater than one acre cannot be adjacent to each other to preserve the infill aspect of these developments.

Cottage housing appeals to households who like the community feel of common spaces, and would help serve the housing needs of singles, childless couples, single parent families and empty nesters that don't need or want a bigger house. Because of their smaller size, it is anticipated that cottage housing will provide homeownership options that are more affordable than other larger homes currently being developed.

For additional details, contact Paul Reitenbach in the DDES Director's Office at 206-296-6705, or Karen Wolf in the King County Executive's Office at 206-296-3423.

EXECUTIVE-PROPOSED 2004 COMPREHENSIVE PLAN UPDATE TRANSMITTED TO KING COUNTY COUNCIL, CONTINUED

Continued from Page 6

- Changing the designation of properties north of the city of Duvall from mining to rural residential.
- Changing the designation of a parcel north of Kirkland from industrial to urban residential (this proposal was recommended by the King County Hearing Examiner).

For additional details, please see the DDES Web

site at www.metrokc.gov/ddes, or contact Paul Reitenbach in the DDES Director's Office at 206-296-6705, or Karen Wolf in the King County Executive's Office at 206-296-3423.

The Metropolitan King County Council is expected to finalize the 2004 Update this Fall. **For details on the council review process, log on to www.metrokc.gov/mkcc/compplan/index.htm.**

QUESTIONS – JUST ASK US

DIRECTOR'S OFFICE

Director

Stephanie Warden(206) 296-6700

Communications Director

(media relations, publications, web content)

Paula Adams(206) 296-6682

Land Use Planning/Education Supervisor

(code development, planning studies, school impact fees)

Lisa Pringle(206) 296-7171

ADMINISTRATIVE SERVICES DIVISION

Division Director

Michael Frawley(206) 296-6711

Finance Management Supervisor

(billing procedures and practices)

Dana Ritter(206) 296-7139

Information Systems Supervisor

Michael Pahl(206) 296-6706

Internal Services Supervisor

Jim Schaber(206) 296-6684

Human Resources Supervisor

Kathy Graves.....(206) 296-6725

BUILDING SERVICES DIVISION

Division Director

Jason King(206) 296-6774

Intake and Screening Supervisor

(permit applications)

Chris Ricketts(206) 296-6750

Technical Screening/Building Review Supervisor

Pamela Dhanapal.....(206) 296-6731

Building Inspections Supervisor

(residential and commercial structures)

Mike Dykeman.....(206) 296-6761

Site Engineering and Planning Supervisor

(drainage review, parking, traffic, landscaping)

Jim Chan(206) 296-6740

Fire Marshal

(inspections, fire investigations, fire system permits)

Jim Rankin(206) 296-7071

LAND USE SERVICES DIVISION

Division Director

Joe Miles(206) 296-7179

Engineering Review Supervisor

(final plats and short plats, lot line adjustments)

Jim Sanders(206) 296-7178

Current Planning Supervisor

(preliminary plat and short plats, SEPA, EIS, CUPs, shoreline permits)

Greg Borba(206) 296-7118

Site Development Services Supervisor

(clearing, grading and forestry permits)

Randy Sandin(206) 296-6778

Critical Areas Supervisor

(wetlands, streams, geo hazards)

Steve Bottheim(206) 296-7144

Land Use Inspections Supervisor

(site infrastructure)

Steve Townsend(206) 296-7204

Code Enforcement Supervisor

(building, environmental and health hazard complaints)

Elizabeth Deraitus(206) 296-7090

CUSTOMER SERVICE NUMBERS

DDES Customer Information Line.....(206) 296-6600

Permit Application Appointments(206) 296-6797

DDES Billing Hot Line.....(206) 296-6659



King County

Department of Development and Environmental Services

QUARTERLY NEWS

900 Oakesdale Avenue Southwest
Renton, WA 98055-1219

Subscription information:
Paula Adams 206-296-6682

This information is available on request in accessible formats for people with disabilities by calling 206-684-2046 (voice) or 206-689-4665 (TTY).